

MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Monday May 18, 2015
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin, B. Chandy, R. Hall (arrived at 7:05 p.m.), G. Lewis, K. Rawn, B. Ryan,
Members absent: K. Holt, B. Pociask, P. Plante,
Alternates present: P. Aho, V. Ward, S. Westa
Staff present: Linda Painter, Director of Planning and Development
Jennifer Kaufman, Natural Resources and Sustainability Coordinator

Chairman Goodwin called the meeting to order at 7:00 p.m. and appointed alternates Aho, Ward and Westa to act and Ryan as Acting Secretary.

Ward MOVED, Westa seconded, to add the following 3 items to the agenda under new business: Election of Secretary, Receipt of Gravel Renewals, and Special Permit for an Efficiency Unit. MOTION to add to the Agenda PASSED UNANIMOUSLY.

Minutes:

5-4-15 Meeting Minutes: Rawn MOVED, Ward seconded, to approve the 05-04-2015 Regular Meeting Minutes as written. MOTION PASSED UNANIMOUSLY. Chandy noted for the record that she listened to the recording.

5-13-15 Field Trip Minutes: Aho MOVED, Goodwin seconded, to approve the 05-13-2015 Field Trip Minutes as written. MOTION PASSED with Aho, Goodwin and Ryan in favor and all others disqualified.

Zoning Agent Report:

None noted.

Public Hearing:

Mansfield Tomorrow: Plan of Conservation and Development (December 2014 Public Hearing Draft)

Chairman Goodwin opened the Public Hearing at 7:04. Members present were Goodwin, Chandy, Hall (entered at 7:05 p.m.), Lewis, Rawn, Ryan and alternates Aho, Ward and Westa, all of whom were seated. Linda Painter, Director of Planning and Development read the Legal Notice as it appeared in The Chronicle on 5/5/15 and 5/13/15, and noted that all correspondences and the transcript of the previous Public Hearing on March 2, 2015 shall be entered into the record of this Public Hearing. Painter read into the record of the meeting the January 20, 2015 Letter from the Capitol Region Council of Governments Regional Planning Commission.

The following communications have been received and distributed to members:

Transcript

- Written transcript of the March 2, 2015 public hearing

Committee and Agency Referrals

- January 20, 2015 Letter from the Capitol Region Council of Governments Regional Planning Commission
- Undated Letter from Mansfield Commission on Aging
- January 15, 2015 Memo from the Transportation Advisory Committee
- February 3, 2015 Memo from the Agriculture Committee
- February 22, 2015 Memo from the Mansfield Parks Advisory Committee

- February 17, 2015 Memo from the Open Space Preservation Committee
- February 18, 2015 Memo from the Conservation Commission
- January 6, 2015 Minutes of the Four Corners Sewer and Water Advisory Committee
- January 8, 2015 Draft Minutes of the Transportation Advisory Committee
- March 10, 2015 Minutes of the Four Corners Sewer and Water Advisory Committee
- March 12, 2015 Memo from the Sustainability Committee
- April 1, 2015 Email from Jennifer Kaufman noting minor changes requested by the Parks Advisory Committee
- March 20, 2015 Email from Celeste Griffin with the Mansfield Board of Education (with attachments)
- April 9, 2015 Town Council Minutes

Resident and Property Owner Comments

- Comment form from Donald B. Hoyle, 125A Bassetts Bridge Road (with attachments on fracking and oil pipeline extension article)
- Comment form from Meg Reich, 343 Bassetts Bridge Road
- Comment form from Julia Barstow, 139 Woodland Road
- Comment form from Bettejane Karnes, 353 North Eagleville Road
- Comment form from Pat Hempel
- Comment form from Miriam Kurland, 287 Wormwood Hill Road
- Undated Letters from Wilfred T. Bigl, 17 Hill Pond Drive (one addressed to the PZC Chair, one to the Director of Planning and Development)
- December 22, 2014 Comment from William Shakalis submitted through Joomag on-line portal
- December 29, 2014 Comment from John Perch submitted through Joomag on-line portal
- January 30, 2015 Comment from Mansfield Resident submitted through Joomag on-line portal
- January 2015 Letter from Charles Galgowski
- February 3, 2015 Email from Joan Buck
- February 9, 2015 Letter from Anthony Gioscia, 1708 Stafford Road
- February 10, 2015 Email from Emile Poirier
- February 12, 2015 Email from Vicky Wetherell
- February 20, 2015 Comment from John Fratiello submitted through Joomag on-line portal
- February 22, 2015 Email from Tulay Luciano to the Town Council and Town Manager
- February 24, 2015 Comment from Virginia Walton (Mansfield Recycling Coordinator) submitted through Joomag on-line portal
- February 25, 2015 Comments from Celeron Square (received in an email from John Sobanik)
- Draft Minutes of February 23, 2015 Town Council Public Hearing
- February 16, 2015 Letter from Bettejane Karnes to Town Council
- March 2, 2015 Letter from Lois K. Happe, 56 Olsen Drive
- March 28, 2015 Email from Tulay Luciano
- April 2, 2015 Email from Adam Kuegler, UConn Undergraduate Student Government External Affairs Committee
- April 14, 2015 Letter from Cynthia van Zelm, Mansfield Downtown Partnership
- May 18, 2015 Email from David Patenaude, 54 Ellington Road, Tolland

Painter gave a brief overview of each chapter of the December 2014 Draft Plan of Conservation and Development. The Chair opened the floor for public comment and stated that all testimony provided in the March Public Hearing has been transcribed and a copy provided to members, so although everyone is invited to speak, it is requested that witnesses not repeat previously provided testimony so as to allow time for new comments.

Richard Cowles, Meadowood Road, read into the record a statement and submitted that statement for the record, expressing concern about the higher density development designation of the site referred to as “Ponde Place”.

Beverly Sims, Northwood Road, expressed the same concerns raised by Cowles and asked that the Commission reconsider the proposed Compact Residential designation for that site. Sims submitted a copy of the ERT Report done years prior on Ponde Place and excerpts she felt pertinent for the Commission to review.

Quentin Kessel, Codfish Falls, Chairman of the Conservation Commission, speaking as a resident, highlighted specific recommendations made by the Conservation Commission with regard to forest preservation (Goal 2.4—request to add new action); permanent protection of open space (page 3.19) and scenic roads (Page 9.8-9.9 – deletion of statement regarding postponement of scenic road designations) and the hope that these recommendations will be given serious consideration by the Commission.

Arthur Smith, Mulberry Road, questioned why the Plan merges the Town’s Strategic Plan with the Plan of Conservation and Development; expressed concern with the lack of control the Town has over UConn; questioned the justification for adding financial goals into the plan; expressed concern regarding preservation of rural character and open space preservation; and discussed items that he feels are missing from the plan.

Alison Hilding, Southwood Road, Member of the Connecticut Council on Environmental Quality, speaking as a resident, expressed her concern with the lack of metrics in the plan; the need for stronger protection of various environmental resources both in the plan and by Town management; the focus on economic development and lack of emphasis on conservation; and the impacts of future growth on natural resources, traffic and the town’s rural character. With regard to the future land use map, Ms. Hilding requested that the Hunting Lodge Road area be changed from Compact Residential to Rural Residential, consistent with previous neighborhood petitions; and that the size of the Mixed Use Center at Four Corners be reduced due to the extensive natural resources in that area. She also requested that this Public Hearing be continued for two weeks to allow for further comment.

Virginia Raymond, Member of the Town Council and Four Corners Water and Sewer Advisory Committee, speaking as a Council member and as a resident, expressed concern that this document is different than what has been historically done; expressed concern with the focus on Economic Development and proposals to allow certain types of development “by right”; and noted that the pending Senate Bill 1 could impact future state revenue transfers as well as revenues generated locally by new development.

Bryan Coleman, Centre Street, stated that he felt this document was ambiguous and not user friendly; questioned whether the grant funding for this project created future obligations for the Town; and requested that the Commission grant Hilding’s request to continue the Public Hearing.

Pat Suprenant, Gurleyville Road, echoed Kessel’s comments regarding need for permanent protection of open space; expressed concern that the Plan is more of a development document than a conservation document; identified a desire for metrics and specific references to previously discussed overlay zones to prevent sprawl along the proposed water pipeline; and expressed opposition to the action proposing a Town Employer Assisted Housing program and proposals that would transfer authority from elected officials to Town staff.

Jake Friedman, Northwood Road, submitted a written statement for the members.

Virginia Raymond requested that the Commission delay adoption until completion of the NextGenCT fiscal impact study and Four Corners Sanitary Sewer System EIE.

Betty Wassmundt, Old Turnpike Road, member of the Town Council, speaking as a resident, endorsed the comments from the Conservation Commission and expressed the need for permanent protection on open space; felt that this plan does not protect the rural character of Mansfield and is concerned with the development at Four Corners.

Alison Hilding submitted documents for the Commission to review, questioned the cost of hiring a consultant to rewrite the Zoning Regulations and questioned the history of posting meetings in accordance with state regulations.

Linda Painter noted an additional letter received on 5/18/15 by Michael Kirk, UConn.

Hall MOVED to close the Public Hearing. MOTION FAILED for lack of a second.

Lewis MOVED, Ward seconded, to continue the public hearing to 6/1/15. MOTION PASSED UNANIMOUSLY. Hearing ended for the evening at 8:44 p.m.

Old Business:

- a. Special Permit Application, Commercial Recreation Use with Restaurant, 95 Storrs Road; East Brook F LLC, East Brook T LLC, and East Brook W LLC; PZC File #432-6**
Tabled pending Town Attorney opinion
- b. Mansfield Tomorrow: Plan of Conservation and Development (December 2014 Public Hearing Draft)**
Tabled pending a 6/01/15 Continuation of Public Hearing
- c. Special Permit Application, Efficiency Unit, 5 Hillside Circle; Steven Sorrels, PZC File#1332**
Tabled pending a 6/01/15 Public Hearing

New Business:

- a. Storrs Center Request for Extension of Construction Hours**
Ryan McNamara, Centerplan, stated that they would like to extend the hours of operation by one hour to 10:00 p.m. He explained that this would allow for a second shift crew to do interior work until August 5th, noting approximately 50-100 workers would be working and they would release at staggered times to avoid a traffic issue. Aho MOVED, Chandy seconded, to accept the request for an hour extension of work hours. MOTION PASSED UNANIMOUSLY.
- b. Appointment of Vera Ward as Regular Member**
Hall MOVED, Westa seconded, to appoint Vera Ward as a regular member of the Planning and Zoning Commission and Inland Wetlands Agency and to appoint Katherine Holt as an alternate member of the Planning and Zoning Commission and Inland Wetlands Agency. MOTION PASSED UNANIMOUSLY
- c. Appointment of Katherine Holt as Alternate Member**
See motion above.
- d. Appointment of a Secretary**
Rawn MOVED, Chandy seconded, to appoint Vera Ward as Secretary. MOTION PASSED UNANIMOUSLY.
- e. Gravel Permit Renewals**
Hall MOVED, Ryan seconded, that the Commission set a public hearing for June 15, 2015 for the purpose of hearing special permit gravel renewal requests from Banis, Hall and Green. MOTION PASSED UNANIMOUSLY.
- f. Special Permit Application, Efficiency Unit, 17 Olsen Drive, PZC File#1333**
Ryan MOVED, Westa seconded, to receive the Special Permit application submitted by Adam Lambert, for an efficiency unit, on property located at 17 Olsen Drive, owned by the applicant, as shown on plans dated

4/30/15 and as described in other application submissions and to refer said application to the Staff for review and comments, and to set a Public Hearing for June 15, 2015. MOTION PASSED UNANIMOUSLY.

Mansfield Tomorrow:

Painter noted that there is no new information.

Reports from Officers and Committees:

No report offered.

Communications and Bills:

Lewis MOVED, Ryan seconded, to add to the Agenda discussion regarding the televising of the IWA/PZC Meetings. MOTION to add PASSED UNANIMOUSLY.

After a brief discussion about the merits of televising and the opportunity to be more accessible to the public, Ryan MOVED, Lewis seconded, to televise the Inland Wetlands Agency and Planning and Zoning Commission meetings. MOTION PASSED UNANIMOUSLY.

It was noted that there will be no one in the audio/visual room on the camera control so there will be no zooming in on those speaking or on plans. It was suggested by Rawn that we include funds for that in the next budget cycle.

Adjournment:

The Chair declared the meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Bonnie Ryan, Acting Secretary